Info Item E

# MEASURE "S"

# PUBLIC INFORMATION PACKET

City of Berkeley

City Manager's Office

September, 1996

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## CITY OF BERKELEY BOND MEASURE
## BALLOT TITLE - MEASURE S

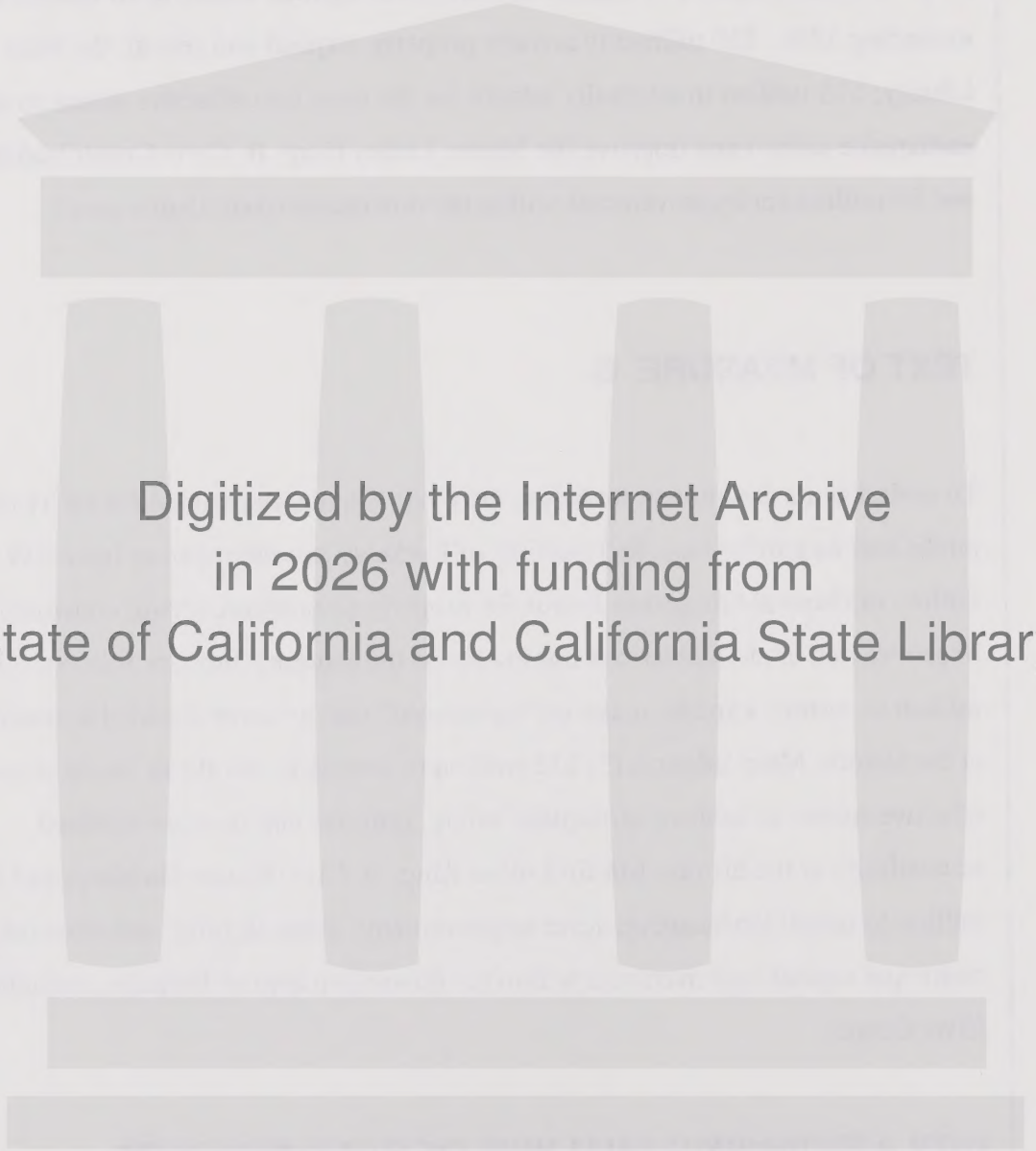
To ensure the safety of its public and employees and revitalize downtown, shall the City of Berkeley issue $49 million of General Obligation Bonds at an interest rate not exceeding 12%: $30 million to acquire property, expand and retrofit the Main Library; $15 million to internally retrofit (as the most cost effective means to achieve earthquake safety) and improve the Martin Luther King, Jr. Civic Center building; and $4 million for improvements within the downtown/Civic Center area?

## TEXT OF MEASURE S

To revitalize its downtown, including the Civic Center, and ensure the safety of the public and its employees, shall the City of Berkeley be authorized to issue $49 million of General Obligation Bonds for property acquisition, repair, construction and improvement, at an interest rate not to exceed the statutory limit, as follows: (1) $30 million to restore, expand, make earthquake-safe and improve disabled accessibility at the historic Main Library; (2) $15 million to internally retrofit as the most cost effective means to achieve earthquake safety, improve and increase disabled accessibility at the historic Martin Luther King, Jr. Civic Center Building; and (3) $4 million to install landscaping, street improvements, street lighting and other related municipal capital improvements within the downtown area of Berkeley, including the Civic Center.

## CITY ATTORNEY'S ANALYSIS OF BOND MEASURE

This bond measure would authorize the issuance of $49 million of general obligation bonds. The bond measure specifies how the proceeds must be spent.



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https://archive.org/details/C101697991

Up to $30 million may be used to acquire property for, restore, expand, make earthquake-safe and improve disabled accessibility at the Main Library. Up to $15 million may be spent to internally retrofit, as the most cost-effective means of achieving earthquake safety, improve disabled accessibility at and otherwise improve the Martin Luther King, Jr. Civic Center Building. Finally, up to $4 million may be used to install landscaping, street improvements, street lighting, and other related municipal capital improvements within the downtown and Civic Center areas of the City of Berkeley. Under the California Constitution, voter approval is required in order for a city to incur bonded indebtedness.

Although the bonds must be issued by the City Council, under the Berkeley City Charter, the Board of Library Trustees is charged with managing the Library. Thus, the portion of the bond proceeds which are allocated for improvements to the Main Library will be administered by the Board of Library Trustees.

***Financial Implications*** In 1998, the year after the first bonds are issued, the tax rate required to meet the estimated debt service would be 2.09 cents per $100 of assessed valuation. This rate is expected to peak at 7.06 cents per $100 of assessed valuation in 2,000 and drop to 0.51 cents per $100 of assessed valuation in 2029.

## MEASURE S AND THE CIVIC CENTER PLAN

By placing Measure S on the November, 1996 ballot, the Mayor and City Council seek voter funding approval to seismically retrofit Berkeley's Civic Center Building; to upgrade and expand the Central Library building, and to provide the downtown/Civic Center with streetscape improvements such as pedestrian lighting, street trees, sidewalks, and improvements. A two-thirds majority of those voting in the November election must approve the bond measure for passage. All three projects are key components of the Civic Center Plan and strengthen important civic and cultural activities.

The Civic Center Plan combines civic programs and activities into an easily accessible setting for governmental, commercial and entertainment activities. As Berkeley's central public space, the Civic Center and downtown area is the focal point for daily civic, cultural, commercial, recreational and artistic activities. Improvements to the area must reinforce the Center's historic character and architectural integrity. The plan guidelines are not zoning requirements or development limits; they are guidelines to direct creative design efforts that will result in physical improvements and building designs that reinforce and support the community's vision for the Civic Center. Therefore, it is important that the retrofit and expansion projects for the Civic Center Building and Central Library be designed to reinforce and support the community's vision.

For example, the proposed Civic Center streetscape improvement program is designed to complement building improvements. Upgrades planned include tree plantings, lighting, pedestrian spaces, and other street features between Martin Luther King, Jr. Way and the University of California campus, and Hearst Avenue and Durant Avenue.

Civic Center Plan elements include the following: a new Public Safety Building, a new County Court House, the seismic retrofit of the Civic Center Building, development of the Addison Street Arts District, streetscape improvements to Center Street and Allston Way, the seismic retrofit and expansion of the Main Library, the seismic retrofit and modernization of the Berkeley High School, the development of public parking, the seismic retrofit of Old City Hall and the Veterans' Memorial Building, and open space improvements to the Civic Center Park.

## THE CENTRAL LIBRARY

The Central Library located at 2090 Kittredge Street was built in the 1930's. Designed by architect James Plachek, the building is listed on the National Register of Historic Places and is a famous local landmark. This facility does not have enough functional space to house current service and collections, and does not meet building standards requirements for seismic life safety and disability access. The electrical, heating and plumbing systems do not meet many building code requirements.

**If Measure S is approved by the voters, $30 million will be allocated for the Central Library building project.** This amount will cover costs to expand the existing building, upgrade the building's earthquake hazards, correct disabled access problems, and to fix the mechanical systems. Berkeley's Library Foundation is working to privately fund-raise an additional $2 million for furnishings and computers, costs not eligible for bond measure funding. All plans take into consideration features of the Central Library; any building upgrades and expansion will reflect sensitivity to this commitment.

***Seismic Deficiencies*** The main building itself is made of inadequately reinforced concrete, subject to potential collapse. All free standing bookcases on the main floor and the children's room need to be braced and bolted to the floor. Another significant seismic problem is the free standing, metal framed, multi-leveled stack section, which is not tied in any way to the frame of the building. In a major earthquake, these stacks may collapse.

***Access Deficiencies*** There currently are both a lift and an elevator for wheelchair access. However, entry access requires use of a locked lift that not everyone can negotiate. The elevator is quite small and does not accommodate larger wheelchairs.

The five story stack section is not accessible and its lighting is inadequate for those with limited vision. Many counters and equipment are too high for wheelchair access and aisles must be widened for comfortable wheelchair corridors.

***System Deficiencies*** As in other older buildings, the Central Library's systems are rundown, overtaxed and difficult to maintain. The following areas need attention:

- Space must be added to the building, as well as improved systems to support new technological services.

- A fire sprinkler system needs to be installed throughout the building and in the stacks.

- An emergency lighting system is needed throughout the building for people to exit in an emergency.

- The electrical system is inadequate; electrical boxes are mounted on floors and in the middle of rooms. The plumbing system needs extensive repair and replacement, as old pipes are beginning to fail and water pressure is minimal. The heating system needs to be replaced, as do 60 year old steam and return lines. The system wastes much energy without providing sufficient or evenly distributed heat. Insulation is in relatively satisfactory condition, but old pipes are insulated with asbestos, which may become a future health risk.

## THE CIVIC CENTER BUILDING

The Martin Luther King, Jr., Civic Center Building, located at 2180 Milvia Street, was designed by architect James Plachek and built in 1939 as the Farm Credit Bank. It is a locally designated landmark. Like other older structures it does not meet many current seismic life safety, disabled access or State code standards.

**The passage of Measure S would provide $15 million of funding** to bring the building to a life safety level for earthquake risk and to upgrade with some limited improvements so the facility will meet building code standards and disabled access requirements imposed by law. The historic character and features of the Civic Center building require great care be taken to preserve the building itself; any building upgrades must reflect sensitivity to this local commitment.

***Seismic Deficiencies*** Because of major structural deficiencies, the Civic Center Building could sustain life threatening damage in a major, regional earthquake. Built of inadequately reinforced concrete, the building is vulnerable to potential collapse. The rear stair towers are not fixed adequately to the main building structure and, in a major earthquake, are likely to peel away from the building and collapse, blocking all exits. The elevators do not meet current safety standards and are a seismic hazard.

***Access Deficiencies*** To conform to the Americans with Disability Act (ADA), structural and program improvements need to be made to the main entry, basement ramp, elevators, rest rooms, emergency alarms and communications systems, signage, and parking area.

When the building is rehabilitated, all current code and accessibility requirements must be met.

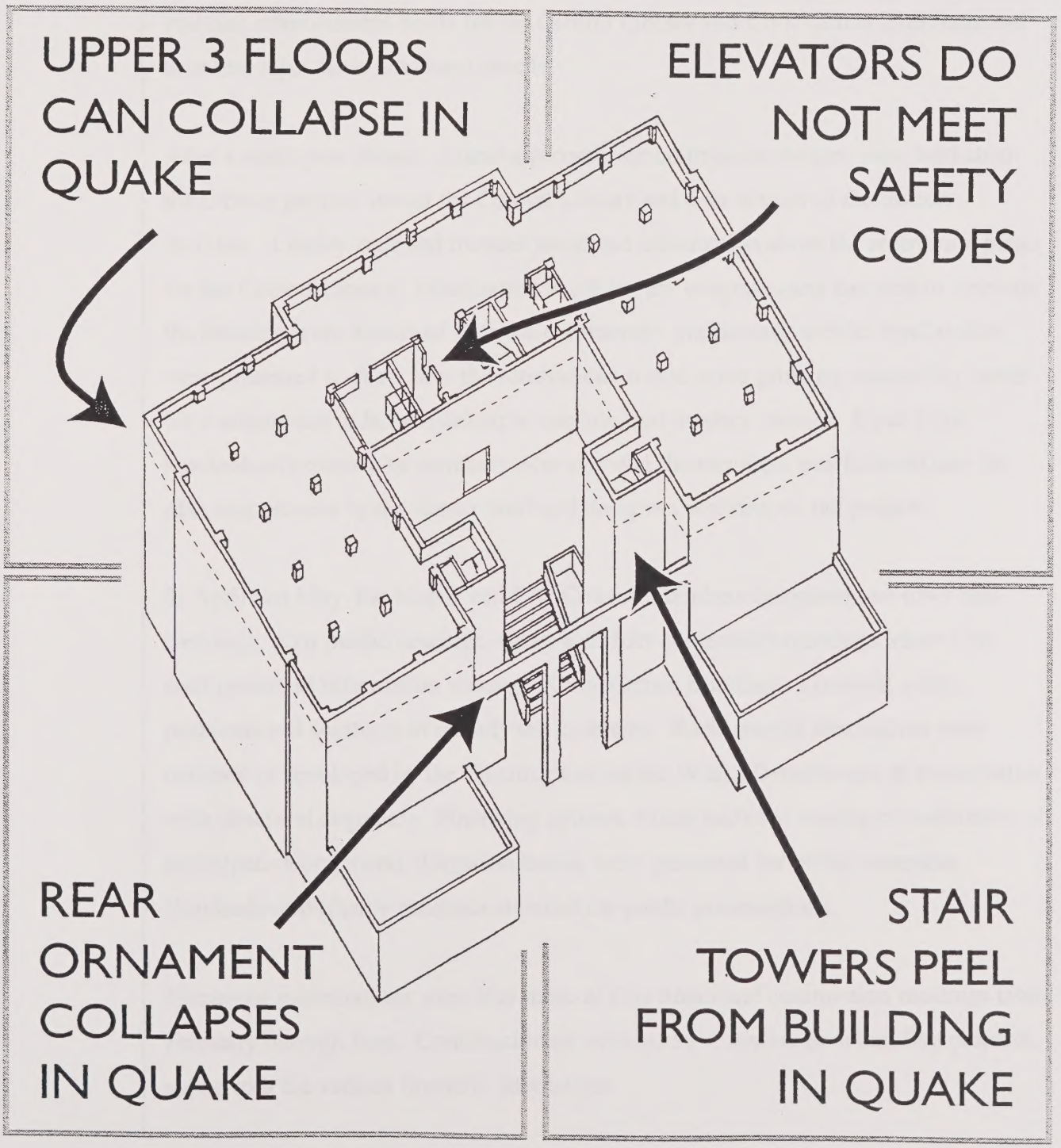
***Code and Systems Deficiencies*** Without sufficient funds, much of the building and its systems have deteriorated and are in need of repair:

- The rear fire stairwells are collapse hazards in the event of an earthquake, and could peel off the side of the building.

- The elevator system, original when the building was built, needs more than $100,000 of work to be upgraded to current safety standards.

- The electrical system is taxed beyond its capacity by current day demands and is not expandable. The heating system is aged and deteriorated and causes the boiler to work overtime and waste energy. The plumbing system, which is original, is made up of galvanized steel pipes of which most are corroded. Although some asbestos has been removed from exposed pipes, all non-exposed pipes throughout the building remain wrapped with asbestos.

# Civic Center Building Seismic Problems


UPPER 3 FLOORS CAN COLLAPSE IN QUAKE
ELEVATORS DO NOT MEET SAFETY CODES
REAR ORNAMENT COLLAPSES IN QUAKE
STAIR TOWERS PEEL FROM BUILDING IN QUAKE

## THE COMMUNITY PROCESS THAT LED TO PLACING MEASURE S ON THE NOVEMBER BALLOT

The City of Berkeley and the Library Board of Trustees held numerous public meetings from February through June, 1996 to inform the community about the building improvement needs for the Central Library and Civic Center Buildings and to solicit input from interested people.

After a multi-year project planning process, six community forums were held about the Library project, two at the Central Library and four at each of the branch facilities. Library staff and trustees presented information about the renovation plans for the Central Library. Information about library programs and the need to renovate the building were discussed with the community; preliminary architectural studies were presented to show how the renovations would serve growing community needs for a seismically safe, wheelchair accessible, and modern interior. Input from hundreds of community members who attended the meetings was factored into the planning process by the library staff and designers working on the project.

In April and May, the Mayor and City Council Members convened two town hall meetings, four public hearings, along with four community meetings where City staff presented information about the Civic Center Building's structural safety problems and solutions to remedy the problems. Basic retrofit alternatives were outlined as developed by the Planning and Public Works Departments in consultation with structural engineers. Financing options, which included issuing of certificates of participation or general obligation bonds, were presented for public comment. Hundreds of Berkeley residents attended the public presentations.

Numerous presentations were also made at City board and commission meetings from February through June. Commissioners were asked to review both building projects, along with the various financial alternatives.

Many boards and commissions then made recommendations to the City Council about proceeding with the placement of a bond measure with specific projects on the November ballot, and the amount of the measure. The measure requires two-thirds voter approval for passage.

After much deliberation, on July 23, 1996 the City Council approved placing a $49 million bond measure on the November ballot: $30 million for the Central Library seismic upgrade and expansion; $15 million for the internal seismic retrofit of the Civic Center Building; and $4 million for Civic Center/downtown improvements.

## TOTAL COST OF $49 MILLION GENERAL OBLIGATION BOND

- The total cost of principal and interest of these bonds will be **$118 million** over 32 years.

- The **present value** of these bonds is **$55 million**, assuming an annual interest rate of **6%**, which is a conservative estimate of what the City or the taxpayers can earn on investments.

**Considering the Time Value of Money**

Today's dollar

- will not have the same value as the dollar in the future and
- is worth more than the future dollar since today's dollar can be loaned or invested and reclaimed with interest in the future.

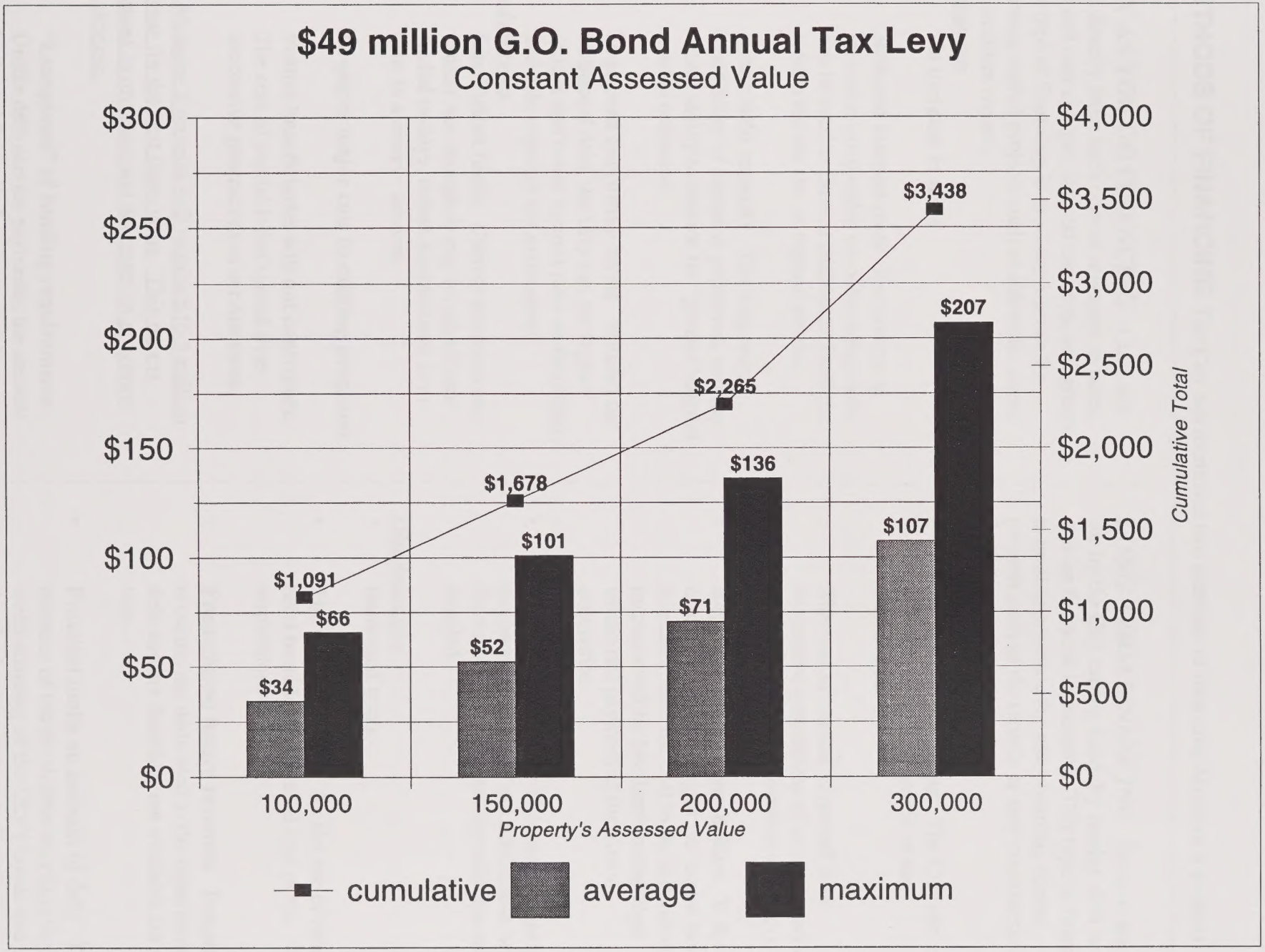
It is not hard to calculate the present value of a future dollar. It requires an estimate of the rate of interest that could be earned on an investment over the period of time in question or by taxpayers if the money is left in their hands.

**Annual Property Tax Levy Chart**

The following chart illustrates annual property tax levy for a range of property values under the following assumptions:

Constant assessed value

***Explanation of the Following Chart*** Under the $100,000 scenario, the $34 represents what the tax average would be over the 32 years and $66 represents the maximum tax to be levied in the 3rd year.


$49 million G.O. Bond Annual Tax Levy
Constant Assessed Value
$300
$250
$200
$150
$100
$50
$0
$4,000
$3,500
$3,000
$2,500
$2,000
$1,500
$1,000
$500
$0
Cumulative Total
$1,091
$1,678
$2,265
$3,438
$34
$66
$52
$101
$71
$136
$107
$207
100,000
150,000
200,000
300,000
Property's Assessed Value
cumulative
average
maximum

**METHODS OF FINANCING** The City has identified two methods of financing Measure S projects:

**PAY AS YOU GO FINANCING** Costs are paid directly from such current revenues as taxes, fees and user charges, interest earnings, and grants. This type of financing is most appropriate for recurring capital projects such as sidewalk, street, and facilities repairs.

*Advantages*

- **No increase in taxes**
- **Reduced interest costs** The savings in interest costs payable on outstanding debt can be used to finance additional facilities, reduce the tax ate, or expand service.
- **Better debt capacity** The long-term availability of capital is preserved, and the future ability to borrow for "greater" capital need is enhanced.
- **Improved borrowing terms** Without the additional debt, the City can get higher ratings and lower interest rates as flexibility and debt capacity are maintained

*Disadvantages*

- **Insufficient funds** Current revenues are usually not enough to pay for significant capital outlays, unless accumulated over time in a reserve account.
- **Requires major cuts in existing programs**
- **Future beneficiaries will not contribute** The cost of capital is not spread over successive generations of service users

The Measure S projects will require $16.3 million per year for the next three years. This means increases in revenues and decreases in programs and services.

- **"Lumpiness" of funding requirements** Unlike debt service payments, the amount budgeted for capital projects may be inconsistent or "lumpy" from year to year.

**LONG-TERM FINANCING** Projects are paid for by the City raising funds by issuing debt or a similar financial instrument. This type of financing is most appropriate for non-recurring capital projects such as the retrofit or new construction of facilities.

*Advantages*

- **Acquisition as needed** The City can enjoy immediate use and benefit of the improvement.
- **The cost of capital is spread** over successive generations of service users or generations (inter-generational equity).
- **Repayment in cheaper dollars** If the economy is expanding or per capita income increases, then the cost to the individual taxpayer will be less burdensome than would full payment at the time of acquisition.
- **Enhanced stability** Because debt service payments are known and predictable, wide fluctuations in required expenditures are avoided.

*Disadvantages*

- **Increased taxes**
- **The cost of interest** for the use of money must be added to the total cost of the acquisition.
- **Encumbered future revenues** Potential revenues are dedicated to the repayment of debt and are therefore not available for other uses.
- **Practical limits on amount of debt** The issuance of too much debt may hurt the credit standing of the City's bonds and thereby increase the cost of capital.

## LONG- TERM FINANCING

There are **two funding mechanisms** available to the City under long-term financing:

**1. General Obligation Bonds:**

- Require a 2/3 majority public vote, and
- Are backed by the full faith and credit of the City to levy taxes to repay principal and interest.

Advantages:

- They enjoy the lowest possible interest rate.
- They generate additional revenue to pay debt service

Disadvantages:

- Property taxes have to be raised
- They are debt limit restrictions
- There is a lengthy time frame because of the need for an election

**2. Certificates of Participation:**

- Provides a means of buying on credit without issuing debt. Analogous to refinancing a property mortgage, COPs are an undivided interest in the payments made by the City per a financing lease agreement.
- City Council may authorize by resolution, without voter approval.

Advantages:

- They do not count toward debt limit.
- They require minimal procedural requirements, such as public hearings.

Disadvantages:

- They require a higher effective interest rate because they are not backed by full faith and credit of the City.
- They do not generate additional revenue to pay debt service.

## WHAT IF MEASURE S FAILS?

The life safety issues that impact both the Central Library and the Civic Center Building are serious and must be addressed even if the bond measure is not approved. Since the building hazards have been identified, Berkeley, like other cities in similar situations, must take prudent steps to reduce the safety problems. However, funding major earthquake reconstruction projects costs more than most cities can pay out of general operating funds. Without raising other local fees (such as the utility users tax) or revenues (such as those from parking fines) that do not require voter approval, there are few ways a municipality can finance large, one-time-only construction projects.

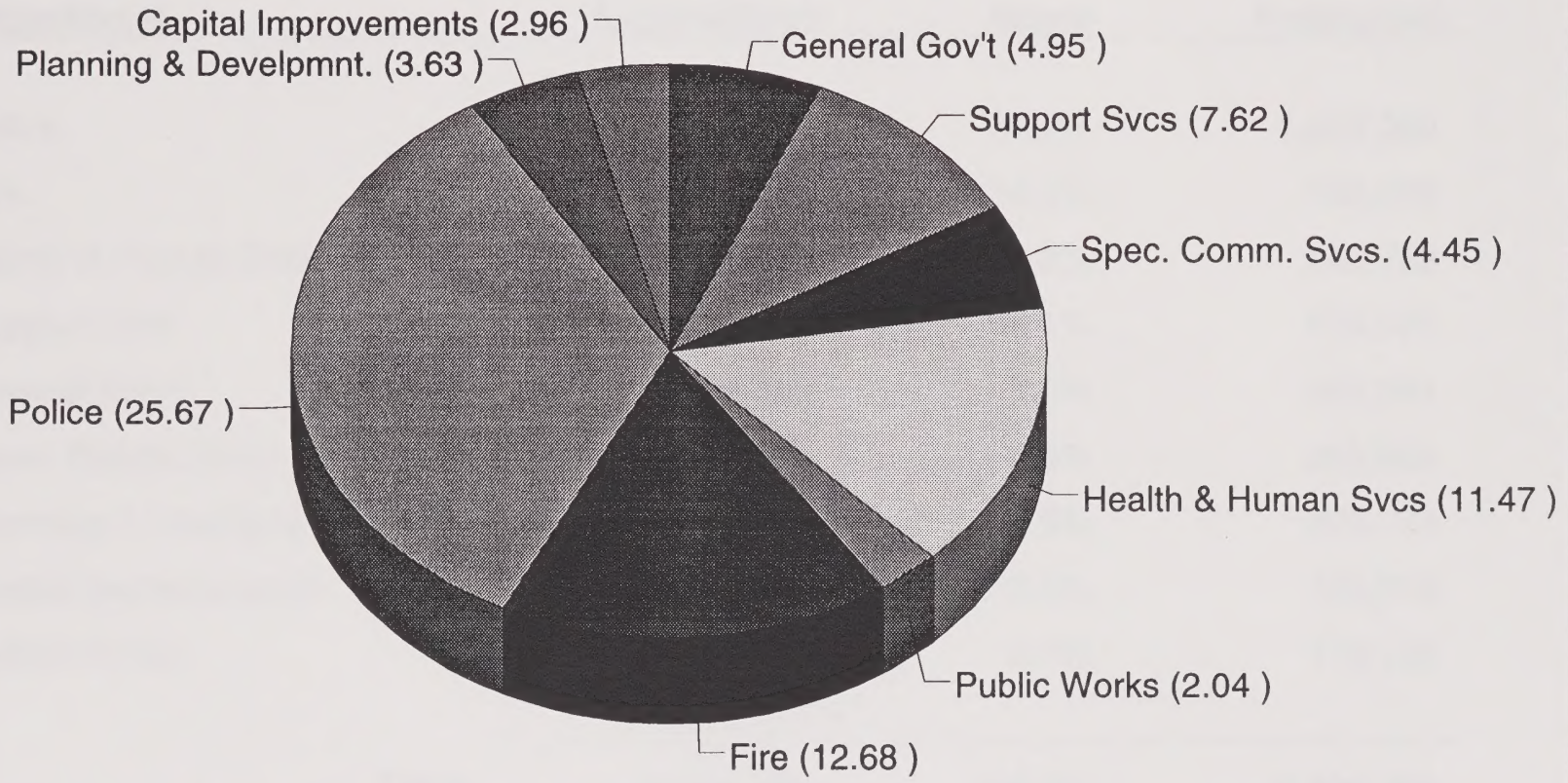
In order to pay for the life safety improvements to the Civic Center Building, the City could issue certificates of participation (COPs) to fund borrowing $13.2 million. This is how much is needed to put in a minimal life safety upgrade, disability and other building code improvements required for the Civic Center Building, which would be supplemented by $3.8 million from the Federal Emergency Management Agency. To fund COPs for this scenario, the City would have to make up to $1.3 million in reductions in services annually from discretionary budget funds for a period of thirty years. This discretionary funding is the City General Fund. To fund COPs for the total amount of the bond measure reductions in service totaling approximately $4.3 million annually would have to be made for the same period.

In a scenario where the $49 million would be funded by COPs through reductions in City Services, the impact on City services could be dramatic and should not be taken lightly. These reductions must come out of the City's General Fund (discretionary) budget, which after elimination of fixed costs such as insurance and debt service, totals approximately $75.5 million.

An annual COP payment of $4.3 million would equal reductions in service of 5.7%. Since Police and Fire Services and Health and Human Services alone represent almost 59% of the General Fund budget, cuts in those services should be expected (please see attached pie chart with General Fund budget distributions by function). For example, if across the board reductions were applied to fund the $49 million, Police Services budget would be cut by almost $1.5 million a year (see attached second list of departmental cuts, across the board). Again, the impact of financing through COPs and service cuts cannot be underestimated. Voters will experience a definite decline in services if COPs are required due to failure of the bond measure.

# FY 96-97 Adopted Budget

Discretionary Expenditures by Dept
($75.47 million)


Capital Improvements (2.96 )
Planning & Develpmnt. (3.63 )
General Gov't (4.95 )
Support Svcs (7.62 )
Spec. Comm. Svcs. (4.45 )
Police (25.67 )
Health & Human Svcs (11.47 )
Public Works (2.04 )
Fire (12.68 )

# Alternative to G.O. Bond
# COP Financing
# Recurring Reductions in Discretionary Expenditures

| Department | Discretionary Expenditures | Proportional Share | Recurring Reductions |
|---|---|---|---|
| Police | 25,667,887 | 34.0% | 1,462,369 |
| Fire | 12,682,823 | 16.8% | 722,575 |
| Health & Human Svcs | 11,474,302 | 15.2% | 653,722 |
| Support Svcs | 7,618,075 | 10.1% | 434,022 |
| General Gov't | 4,948,706 | 6.6% | 281,941 |
| Spec. Comm. Svcs. | 4,451,315 | 5.9% | 253,603 |
| Planning & Develpmnt. | 3,629,338 | 4.8% | 206,773 |
| Capital Improvements | 2,963,000 | 3.9% | 168,810 |
| Public Works | 2,039,289 | 2.7% | 116,184 |
| Total: | 75,474,735 | 100.0% | 4,300,000 |
| Reductions as % of Total Discretionary Budget: | | | 5.7% |

## OUTSIDE FUNDING SOURCES FOR CITY CONSTRUCTION PROJECTS

The State Office of Emergency Services (OES) administers 50% matching grant funds from the Federal Emergency Management Agency to assist cities with seismic safety projects.

Berkeley applied for up to $14 million of this funding to partially finance the Civic Center Building project. State OES granted preliminary approval of a Hazard Mitigation grant to for the Civic Center Building project in the amount of $3.8 million.

The City continues negotiations with the State and federal agencies to make every attempt to secure more for the project. Berkeley's State and Federal legislators are working diligently to assist in the process and along with City officials will meet with the funding agencies to further the application process.

State seismic safety monies may be available to cities for the retrofit of essential service buildings (buildings of critical importance in an emergency). The City will work with the Division of the State Architect to secure funding should the Civic Center Building project meet the program's funding guidelines.

The Central Library project may also be eligible for Federal funding to correct the seismic safety problems in the existing stacks area and for an upgrade to the structural system. This possibility is being preliminarily reviewed by State officials.

Berkeley has been very aggressive in seeking and securing outside funding for all its seismic safety projects. The City received approximately $5.2 million, more than any other California community, from a 1990 State bond measure (Proposition 122) that allocated $50 million for local government safety projects. The City has also been awarded significant funding from the federal hazard mitigation program for safety projects.

## BERKELEY'S DISASTER PREPAREDNESS AND HAZARD MITIGATION PROGRAMS

In 1990, the City Council approved the formation of a community commission to monitor Berkeley's progress on disaster preparedness and hazard mitigation. The Disaster Council works with staff and the community to ensure that emergency preparedness remains a priority.

- Thousands of Berkeley residents have taken earthquake preparedness classes, as well as hands on training in the Citizens Emergency Response Training courses on fire suppression, disaster first aid, and search and rescue.

- The City of Berkeley contributes over $1,000,000 annually to the seismic retrofit of privately owned homes. Two innovative City projects, the real estate transfer tax rebate and permit fee waiver programs, cycle funding into earthquake safety upgrades by waiving permit fees and use of tax rebates. Berkeley is the only California community to take such preventive measures to reduce hazards in single family homes and buildings owned by non-profit agencies.

- Other City programs assist low income homeowners to retrofit their homes with grants or low-interest loans; significant funding was awarded to the Christmas in April program to reduce earthquake hazards for needy elderly and low-income homeowners; a retrofit education program for tenants and landlords is offered by the Rent Stabilization Board; and this fall, the City will publish a manual for owners on how to retrofit homes.

- In 1992, Berkeley voters approved Measure G, a $55 million seismic and fire safety measure. Measure G monies fund:

  - The seismic upgrade of Berkeley's fire stations;

  - The construction of a new alternate Emergency Operations Center and fire department training center;

- The construction of a new fire station in the Berkeley hills with a partner agency to replace Station 7, which is inadequate for current use;

- The new Public Safety Building will be partially funded by Measure G monies; and

- Underground water cisterns to be used for firefighting needs; a back-up salt water drafting system to allow firefighters to pump bay water to fight fires.

- The City is also in the process of purchasing the components of a portable water supply system that will assist future firefighting efforts.

## CHRONOLOGY OF HAZARD MITIGATION AND DISASTER PREPAREDNESS EFFORTS BY THE CITY OF BERKELEY

After the 1989 Loma Prieta earthquake and the 1991 East Bay Hills firestorm, City officials realized they had to prepare better for natural disasters by:

- reducing earthquake and fire risk;
- seeking funds for extensive hazard mitigation before the next disaster; and
- training and equipping the community and public employees to respond effectively in emergencies.

To realize these goals, the City did the following between 1989 and 1991:

- Set up the Office of Emergency Services with full time staff;
- Set up a citizens' oversight commission on disaster preparedness;
- Developed a city-wide disaster plan;
- Initiated the Citizens Emergency Response Training Program for residents and people who work in Berkeley;
- Set up a new disaster alerting system including a local emergency radio station (1610AM);
- Set up a special fire assessment district providing funds to reduce fire hazards; and
- Developed plans for locating an emergency operations center in the city.

In 1992, a seismic survey of 22 City buildings showed that Berkeley's fire stations, Hall of Justice, Corporation Yard buildings, and the Civic Center Building posed serious life safety hazards. The survey gave the following information on the Civic Center Building:

The rear fire stair towers are not adequately affixed to the main building; the towers and ornamental archway are likely to peel away from the building and collapse in a major earthquake and the elevators do not meet current safety standards and are seismic hazards.

Measure G, a $55 million bond measure, was approved by 82% of Berkeley's voters to 1) fund correction of these building safety problems, 2) install an extensive back-up water supply system for the city, and 3) construct an alternate emergency operations center.

In 1993, the City received State funds for all fire station upgrades, the Hall of Justice and the unreinforced masonry Corporation Yard projects. Provisional approval was given by the State Architect for a $16 million upgrade of the Civic Center Building, but was rescinded by the State Department of Finance. The Civic Center Building project was put on hold.

After the 1994 Northridge earthquake, City officials found that the hazard mitigation program for critical City facilities was progressing, with the exception of the Civic Center Building. Engineering consultants reviewed the 1992 study to develop a seismic upgrade in order to secure some minimal available funding. In late 1994, Berkeley requested approximately $4 million (50% matching monies) from the State Office of Emergency Services and the Federal Emergency Management Agency to minimally upgrade the Civic Center Building. Preliminary approval was received in June, 1995.

In early 1995, the Kobe earthquake struck and prompted renewed interest on the part of City officials about like risks in Berkeley. Council convened the Seismic Technical Advisory Group to help the City develop a comprehensive hazard mitigation policy. A geotechnical study and an ambient vibrations test led the panel to conclude that the Civic Center building was much more seismically vulnerable than previously thought. In October, the Group issued a statement that the Civic Center Building was a life safety hazard in more than the isolated areas described in the 1992 report, and that the seismic risks in the building were general and extensive.

In early 1996, numerous meetings on the Civic Center Building project were held for interested community members, consulting engineers, geotechnical advisors, the Seismic Technical Advisory Group, Councilmembers and City staff.

Council approved a major revision of the funding application to State and federal agencies for a $14 million (50% matching funds) for replacing the Civic Center Building, and for up to $4.2 million to fund relocation costs associated with the project.

The application was re-submitted in March to the State, with a Council resolution to provide the local required 50% match to be funded via certificates of participation or a potential general obligation bond which would go to the Berkeley voters in November, 1996 for approval.

A series of "town hall" meetings and City Council workshops were held to inform the community about the process. Monthly briefings were provided to approximately eight City boards, commissions, and ad hoc policymaker advisory groups.

In April, a voter bond survey was conducted to determine the potential success of a general obligation bond measure on the November ballot to provide local monies for the Civic Center Building project, Library facilities upgrades and improvements, and other physical infrastructure projects. The survey revealed limited support for any possible bond measure and showed that while people do not want additional taxes, some 63% indicated they would support a $40 annual tax increase for Civic Center and Library improvements.

The State informed the City in June that its funding application would receive only $3.8 million, not $14 million. The Library Board of Trustees requested that $30 million for a seismic upgrade and addition to the Central Library building be included in the measure.

In July, Council voted to place a $49 million bond measure for Civic Center, Central Library and downtown improvements on the November ballot. Two companion measures seek voter approval for placement of temporary buildings on publicly-owned open space to house City offices during the mitigation construction and for emergency housing in the event of a State- and federally-declared natural disaster.

## QUESTIONS AND ANSWERS

**What are Berkeley's Risks?**

The threat depends on the magnitude of the earthquake (how big) and where the epicenter is (how close).

- There is a 67% chance of a major earthquake, 7.0 or greater magnitude, happening in the Bay Area in the next 30 years. There is also a 28% chance of the earthquake occurring along the north branch of the Hayward Fault within the next 30 years.

- If the major earthquake occurs along the north branch of the Hayward Fault, many events may occur. There would be intense and prolonged shaking that would result in a significant amount of building damage and loss of life. Liquefaction, which is where the ground resembles quicksand, would occur in West Berkeley and along creeks. Due to gas line breaks, there would be major fires. Many public buildings in the civic center area may collapse.

**How will the City respond?**

The City is mandated to respond in a direct and coordinated fashion.

- In a major emergency, the Fire, Police, Public Works, and other Civic Center personnel will provide direct response for life threatening situations. A city response plan has been developed and there are periodical drills. The response plan includes the continued operations of municipal government field operations (Police, Fire Public Works), coordination with outside agencies (Federal, State, hospital, Red Cross, etc.) as well as maintenance of equipment. This plan provides for a quick and coordinated response by the emergency response team in order to be most effective in saving lives.

- Most of the emergency response team coordinators are located in the Civic Center Building.

Three hundred fifty (350) City employees work in the Civic Center building and each employee is designated as a Disaster Service Worker. If a major earthquake occurs during a work day and the building collapsed, response efforts may be severely hampered and substantial casualties may occur.

**Are public buildings safe?**

*Yes.*

- Thanks to Measure G funds, the seismic retrofitting of many public buildings is now underway. A new emergency operations center, which will be located at Cedar and 9th Streets is also under construction. A new public safety building which will house the Police Department and the Fire Administration is nearing completion of the first design phase. The Berkeley schools are being upgraded.

*No.*

- Many public buildings still need to be fixed. The Main Library, the Old City Hall Building and the Veteran's Memorial Building are seismically unsafe. The Civic Center Building may not withstand a major regional earthquake.

  Funding could be available from the Federal Emergency Management Agency (FEMA). FEMA could reimburse up to half the construction costs as well as pay for relocation expenses.

**Why are there three city projects in one bond measure?**

- The City conducted a community wide voter survey in May that indicated Berkeley's citizens would not support more than $50 million in city improvements. The survey also indicated that the community would support earthquake safety upgrades for the City hall and the Central Library. The survey showed support exists for a single measure to include the two building projects, as well as downtown revitalization improvements.

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